



**MXD Infill Development Concept Plan  
CRA**  
Wednesday, July 20, 2016

# 2016 MEETING OVERVIEW TO DATE

03/16/2016 CRA IDCP / MXD : Open Space Concepts

04/13/2016 ECPT Open Space Concepts

04/27/2016 CRA IDCP/ MXD: Massing Development Program

05/18/2016 CRA IDCP/ MXD : Sustainability Strategies

06/07/2016 ECPT Massing and Sustainability Update

06/10/2016 CDD: City Staff TP&T Workshop

06/15/2016 CRA IDCP/ MXD: Pedestrian and Bike Review

06/24/2016 CRA IDCP/ MXD: Landscape Review

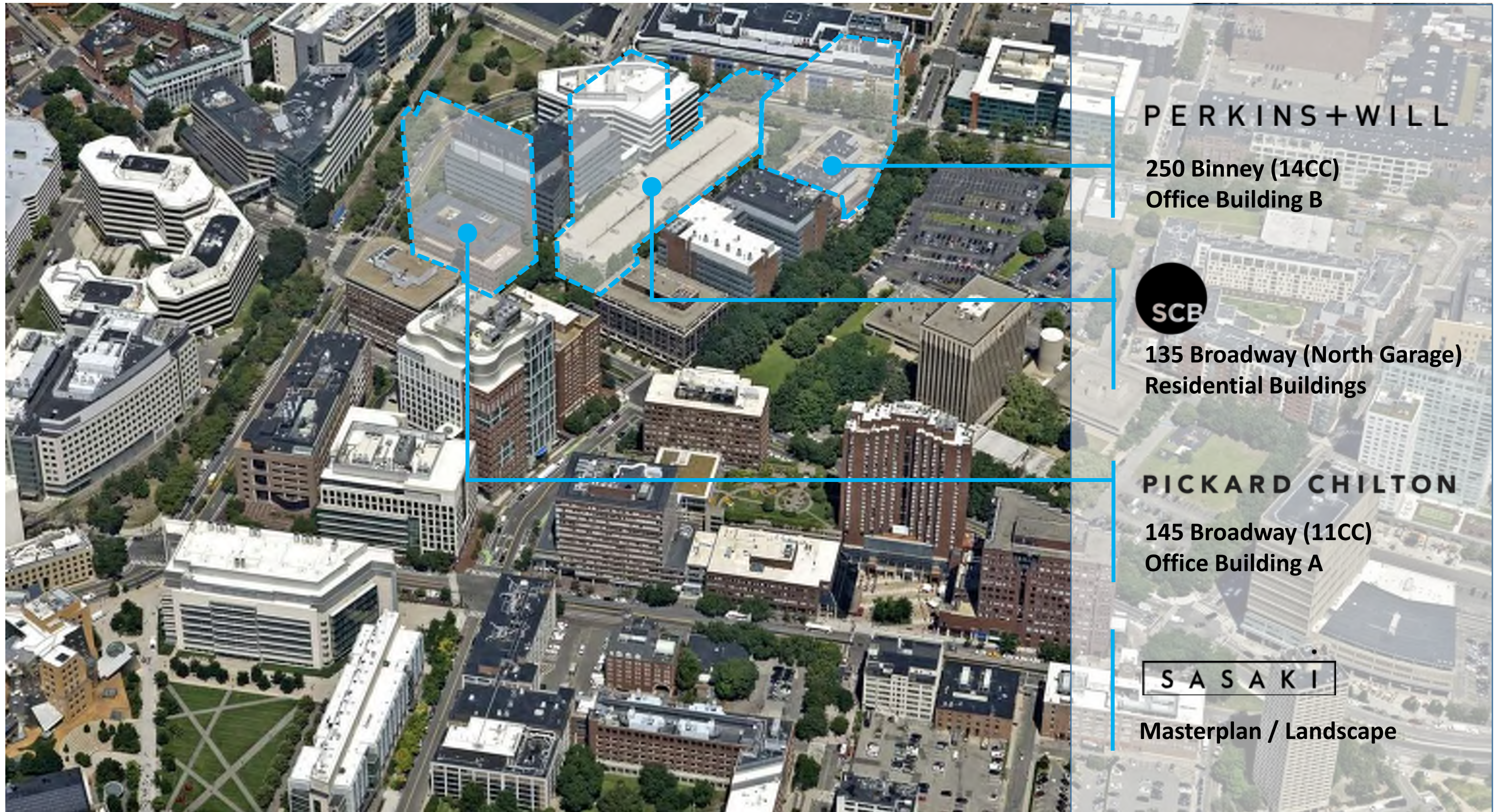
06/23/2016 CDD: City Staff Bike and Pedestrian Committee

06/28/2016 CDD: Cambridge Planning Board Project Update

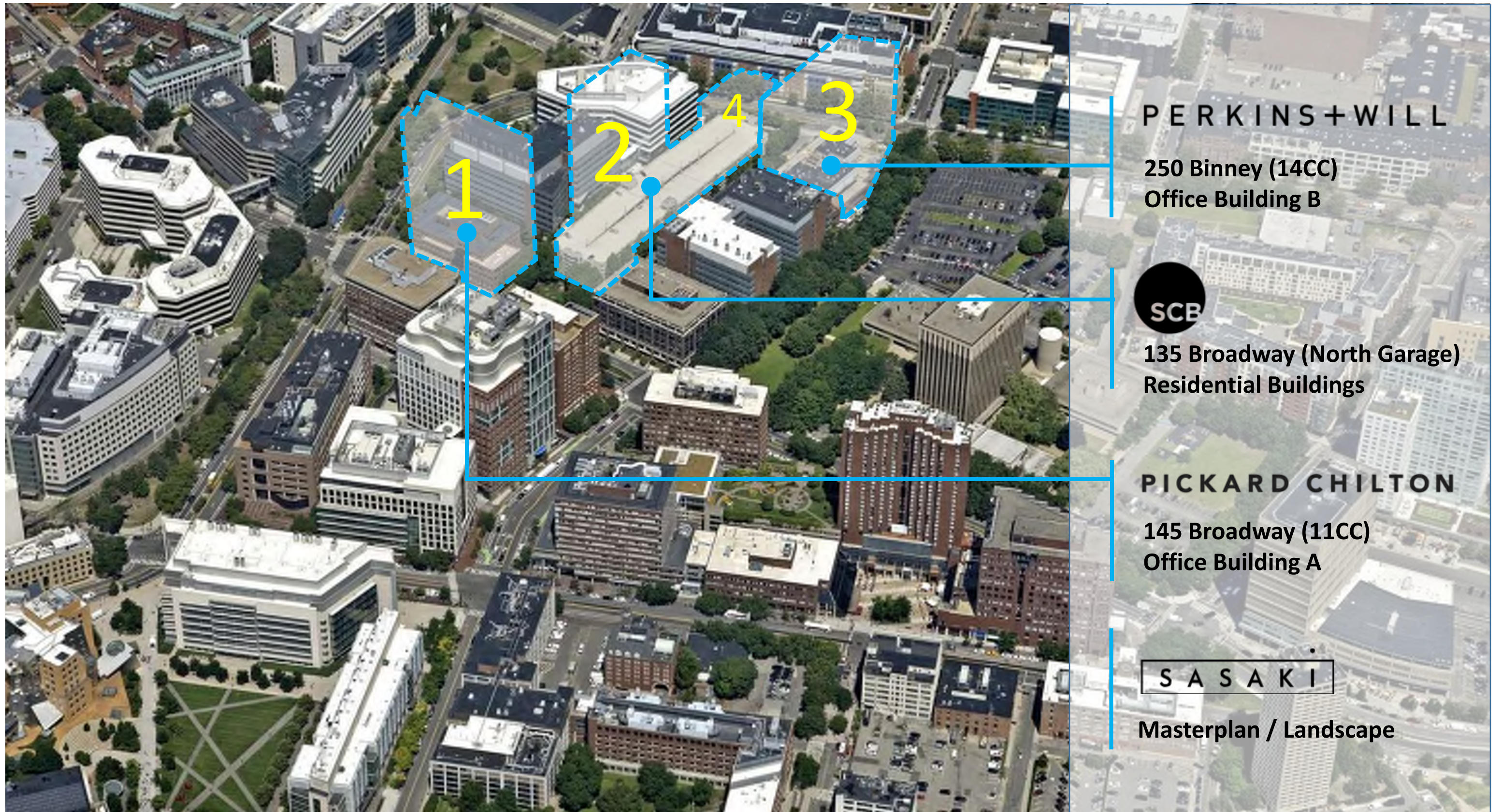
07/19/2016 Open House



# PROJECT TEAMS AND PROJECT LOCATIONS

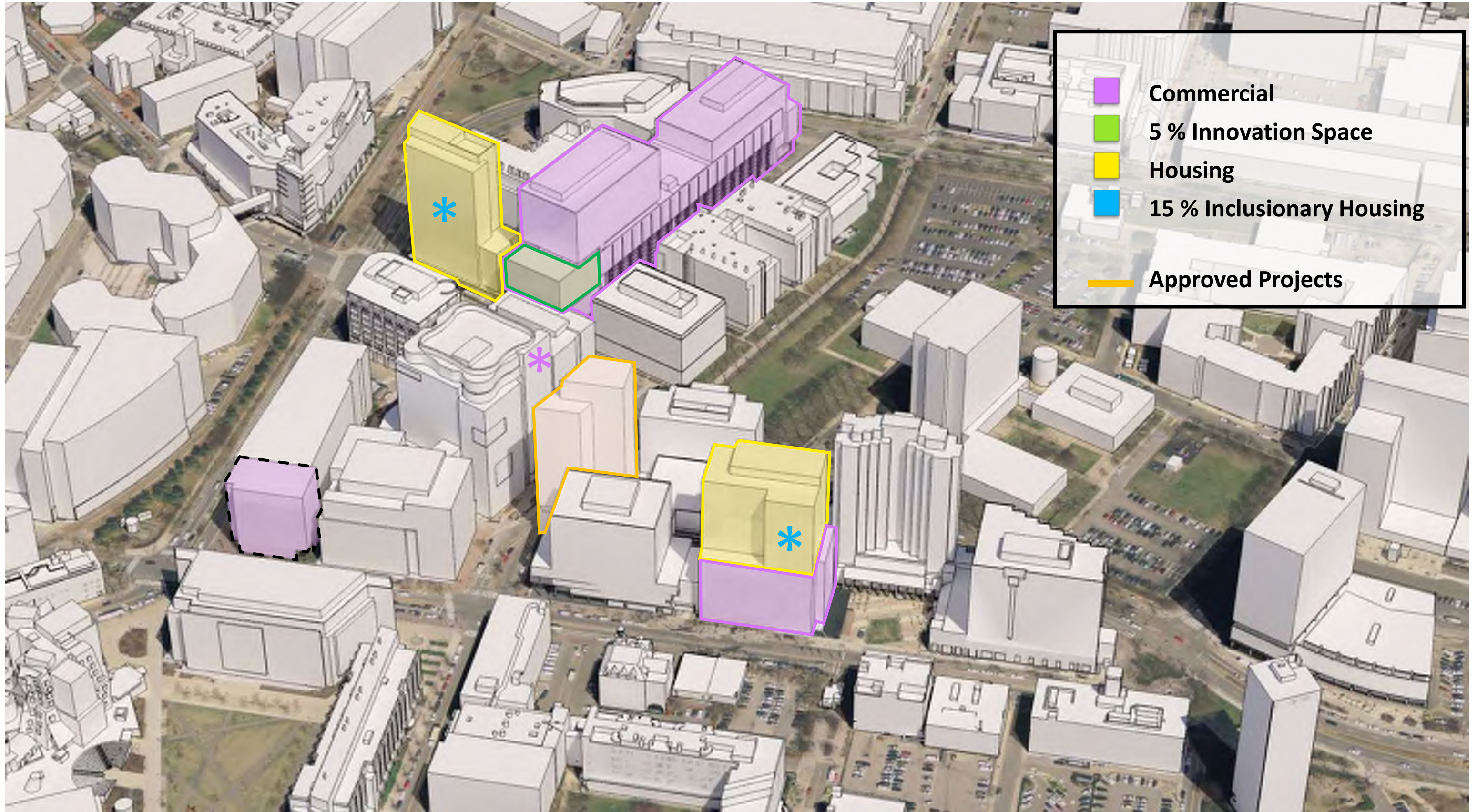


# PROJECT PHASING

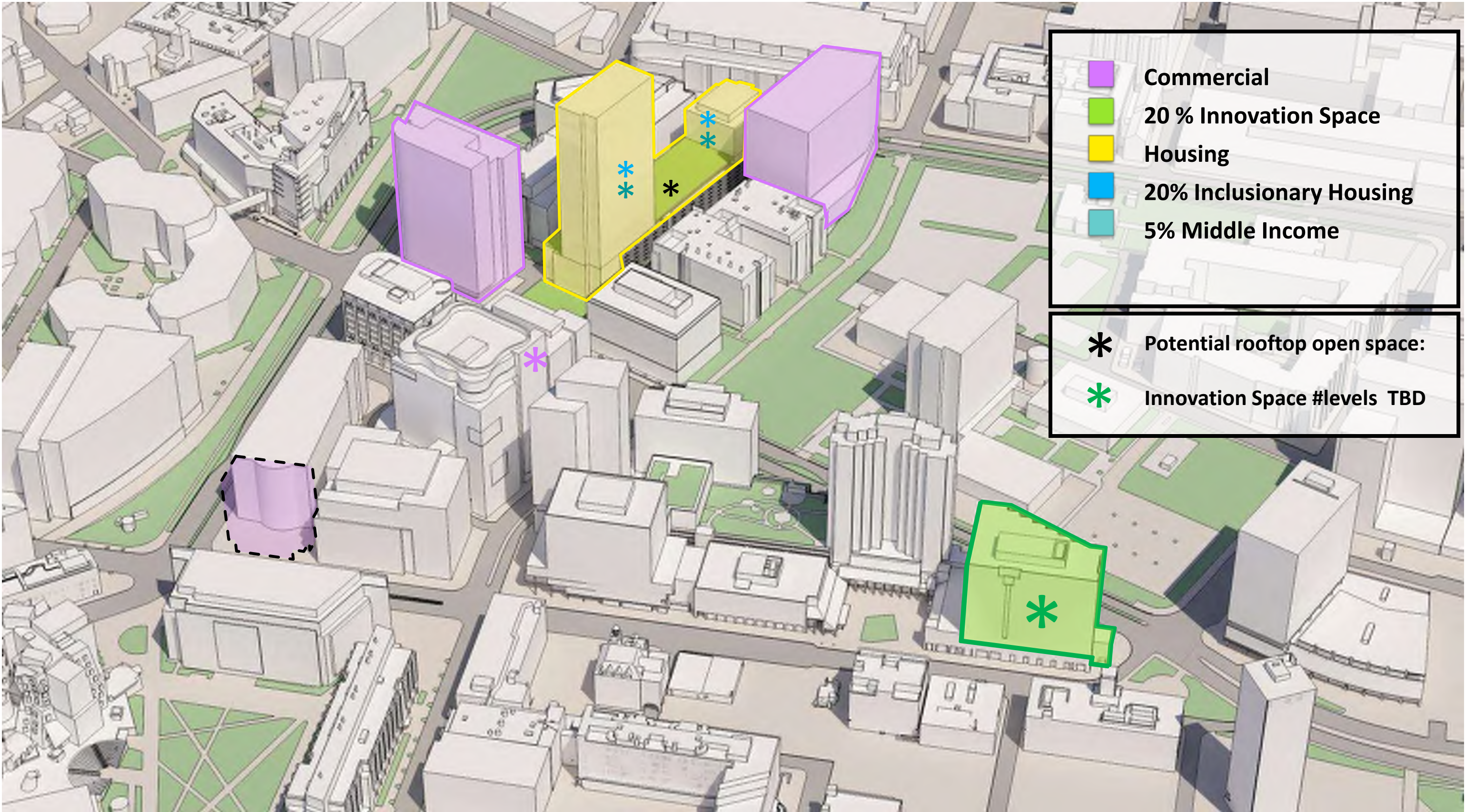


# ARTICLE 14 FILING STRATEGY

ARTICLE 14 FILING STRATEGY					
		Concept Level		Approvals/Special Permit	Future Review
Building	145 Broadway Office A (11CC)	X		X	
	Residential South (North Garage)	X			X
	250 Binney Office B (14 CC)	X			X
	Residential North (North Garage)	X			X
Master Plan	Traffic	X		X	
	Ped. Circulation	X		X	
	Open Space	X		X	
	Bike Parking	X		X	X
	Vehicle Parking	X		X	X
	Loading	X		X	
	Active use/Retail	X		X	X
	Stormwater	X		X	
	Sustainability	X		X	
	Wind	X		X	X



# ADAPTATIONS TO ARTICLE 14 06/09/2016



- Commercial
- 20 % Innovation Space
- Housing
- 20% Inclusionary Housing
- 5% Middle Income

- \* Potential rooftop open space:
- \* Innovation Space #levels TBD

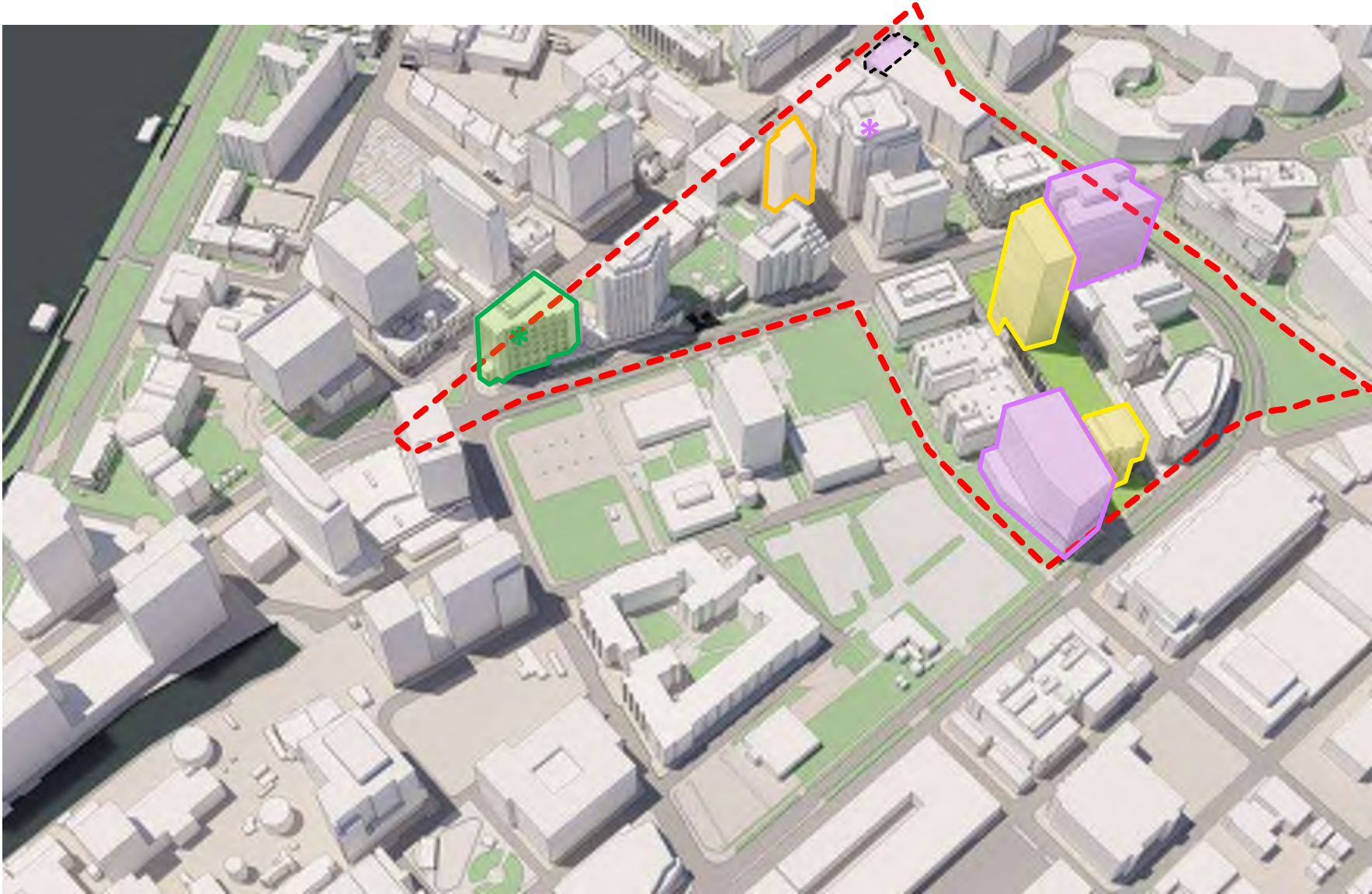
# STUDY COMPARISONS



*\*Image from K2 Final Report - 2013*



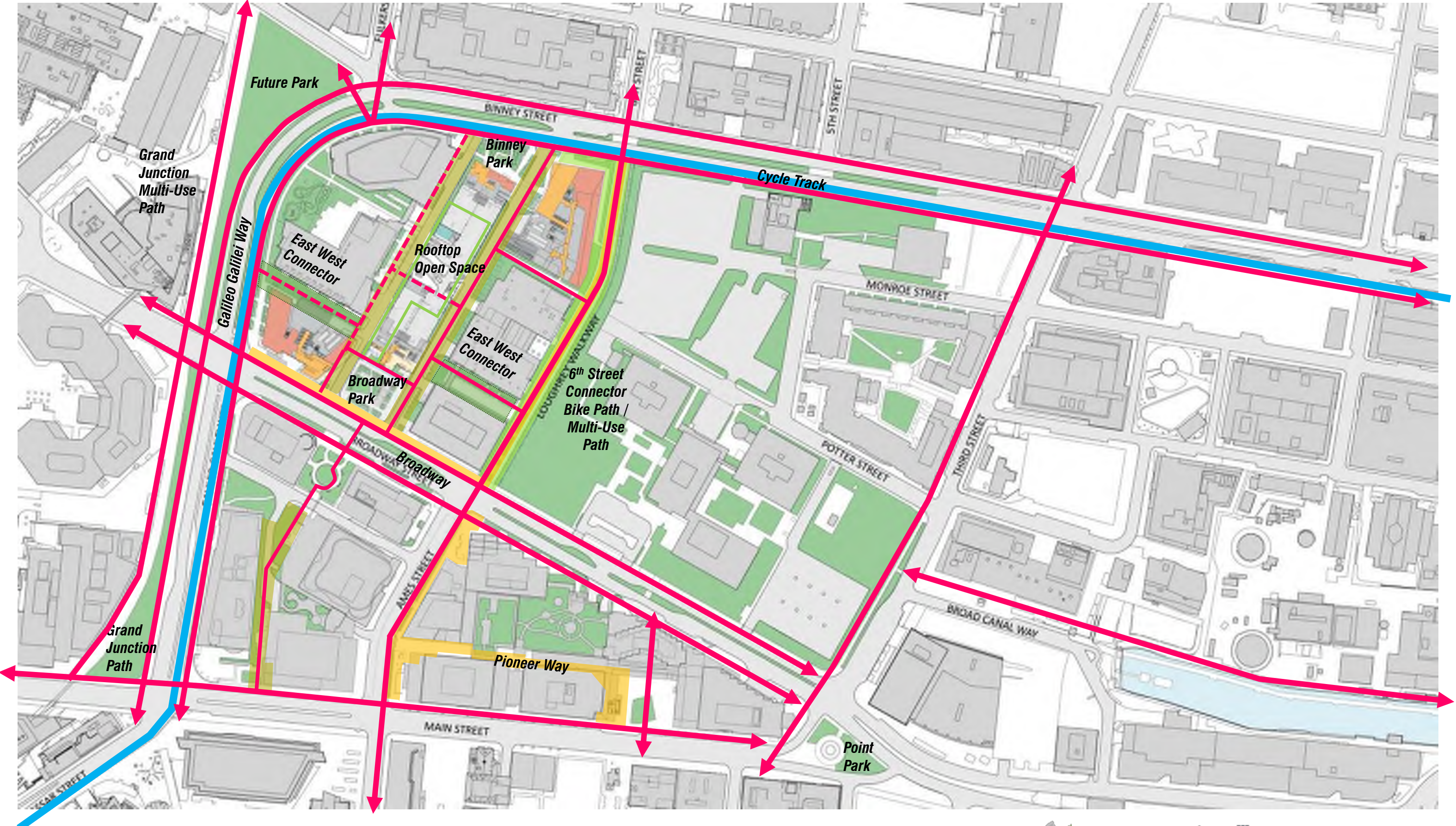
*\*Image from Kendall Square "Smart Blocks" - 2012*



*\*Approach C. April 2016*



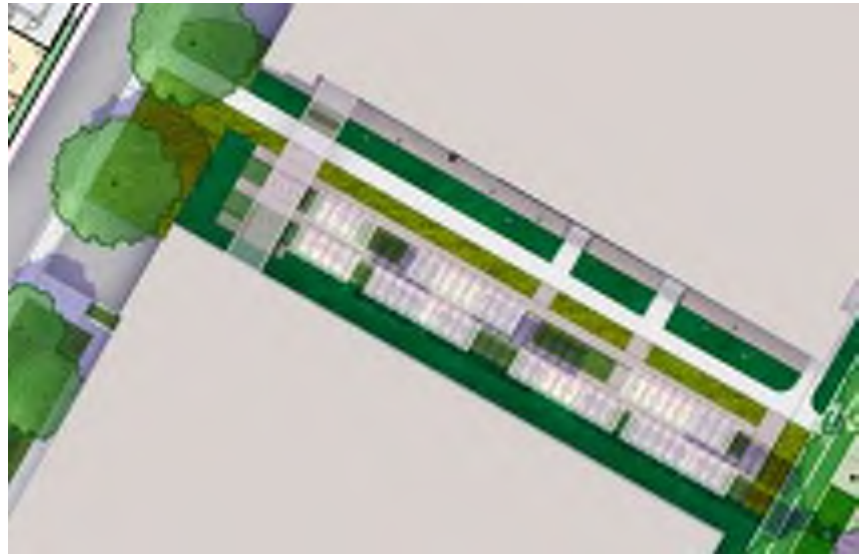
# GROUND PLAN / DISTRICT CIRCULATION



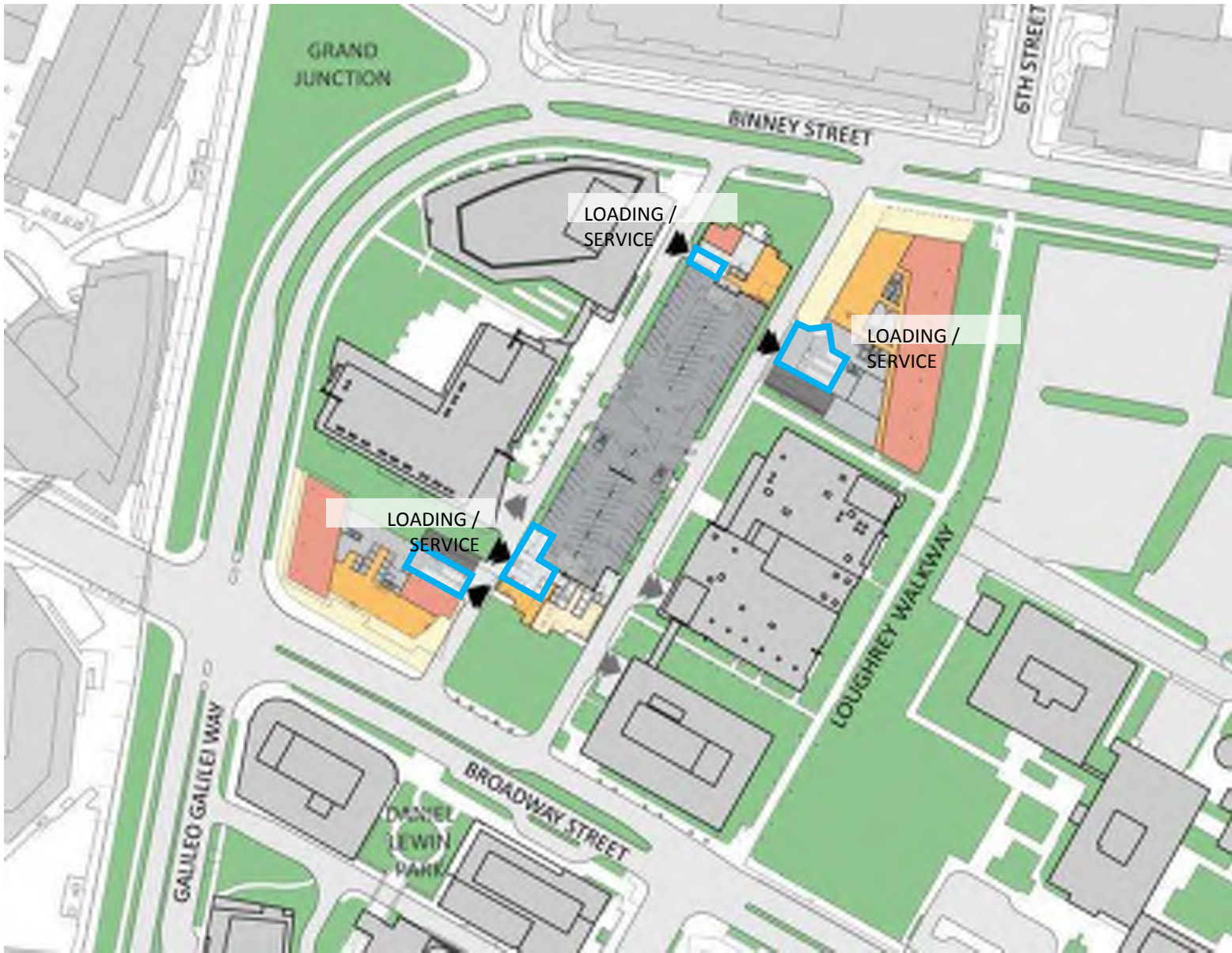
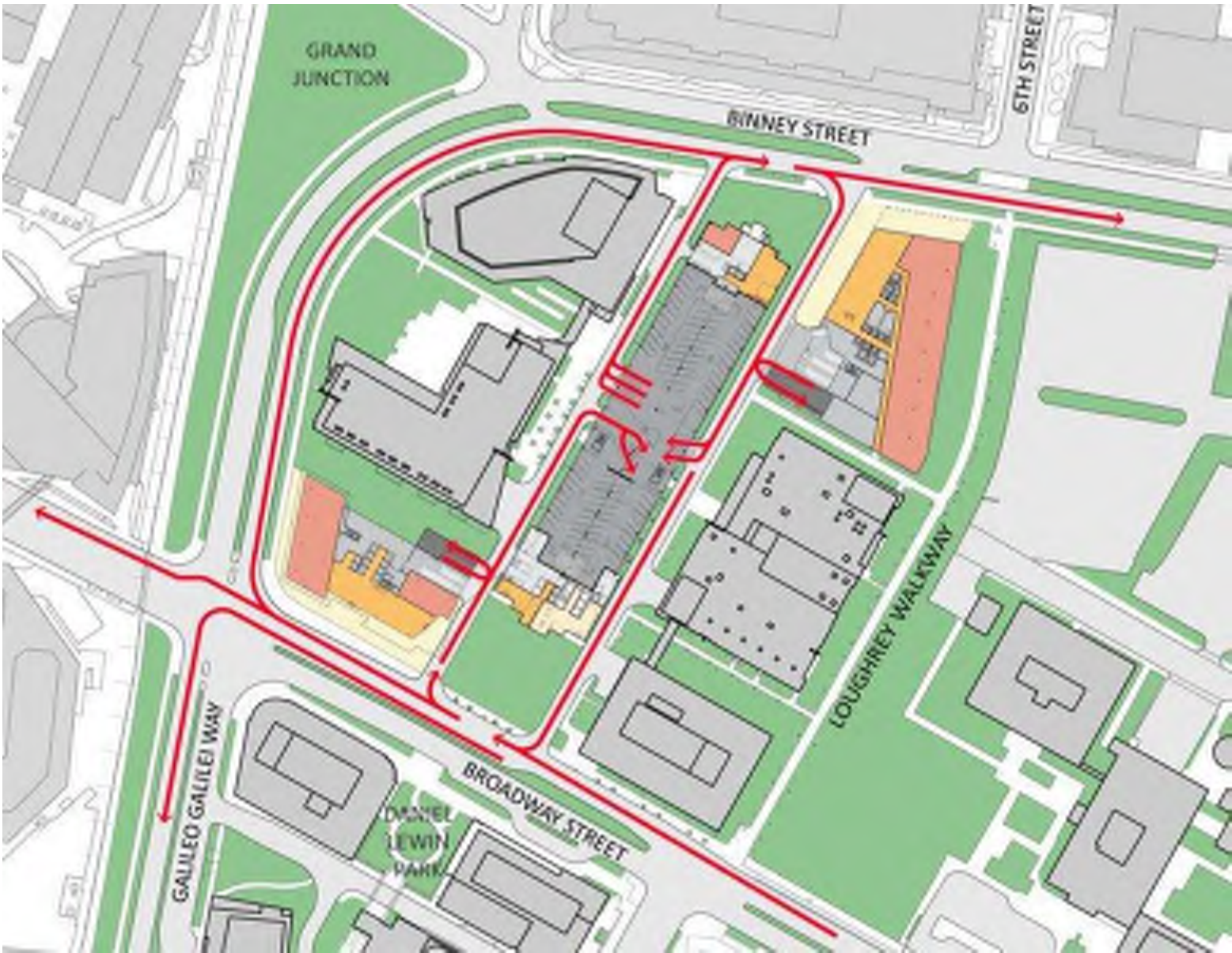
# PROPOSED GROUND FLOOR PLAN



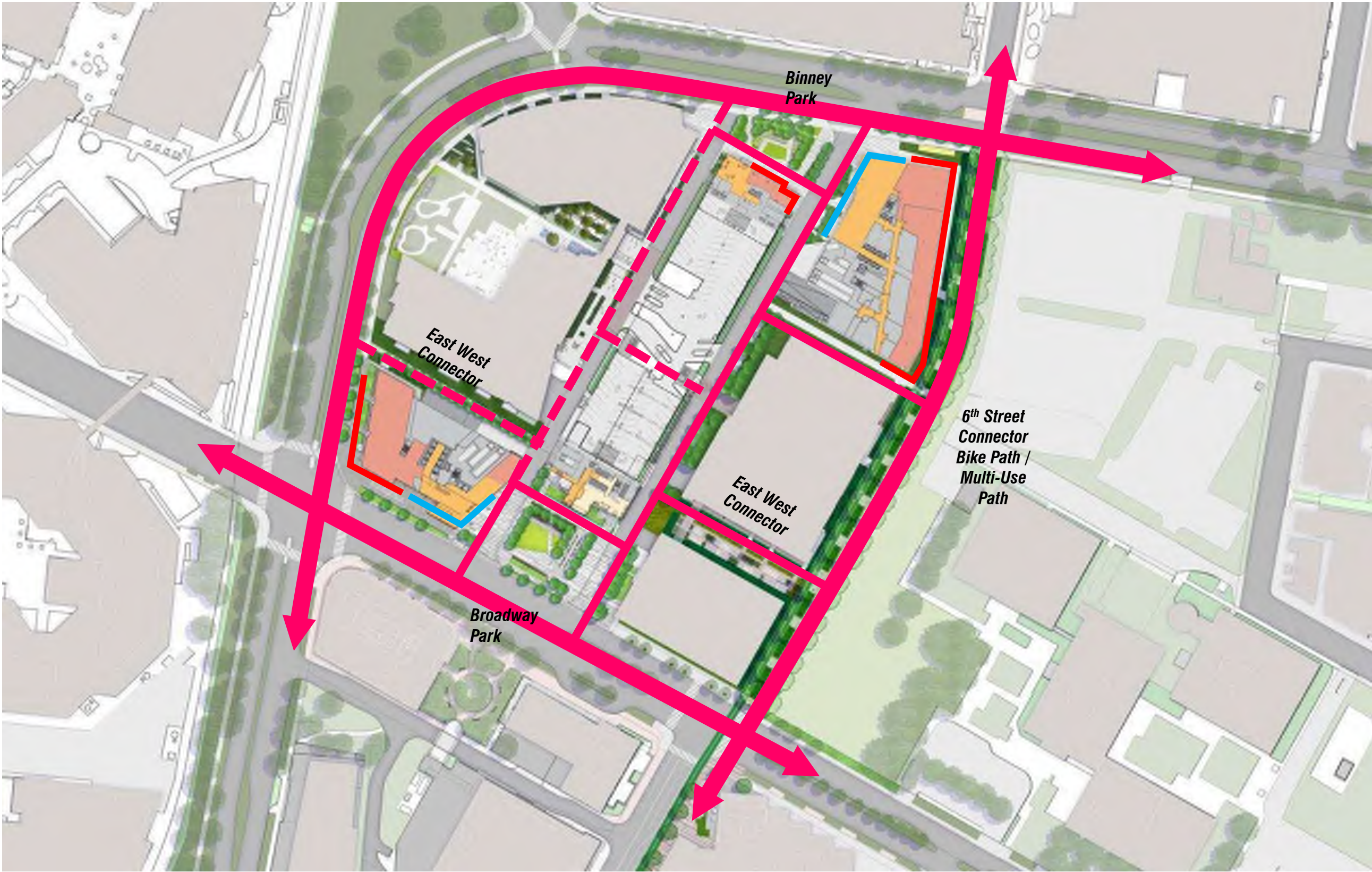
# PROPOSED SHORT TERM BIKE PARKING



# PROPOSED: VEHICULAR CIRCULATION AND LOADING



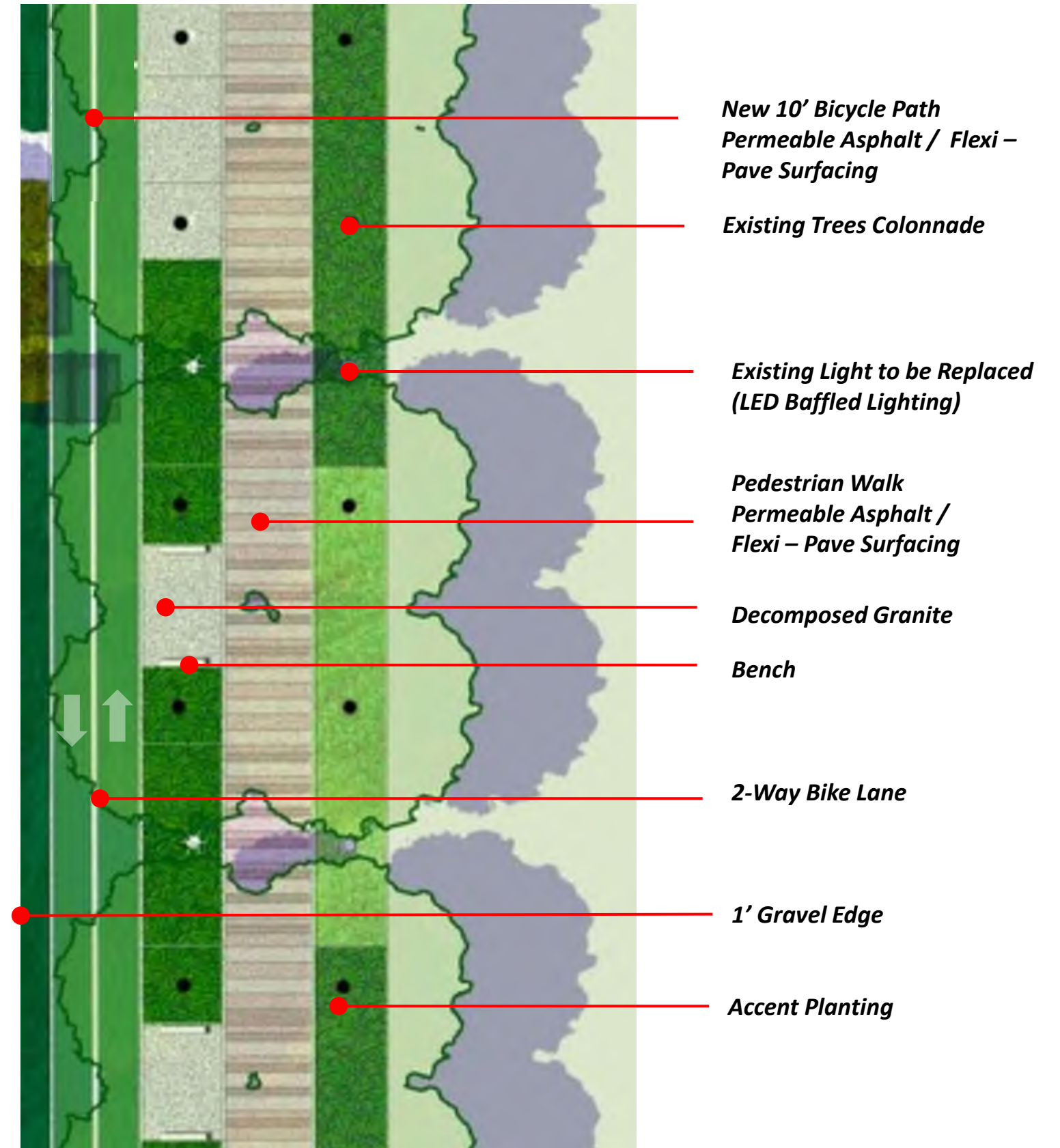
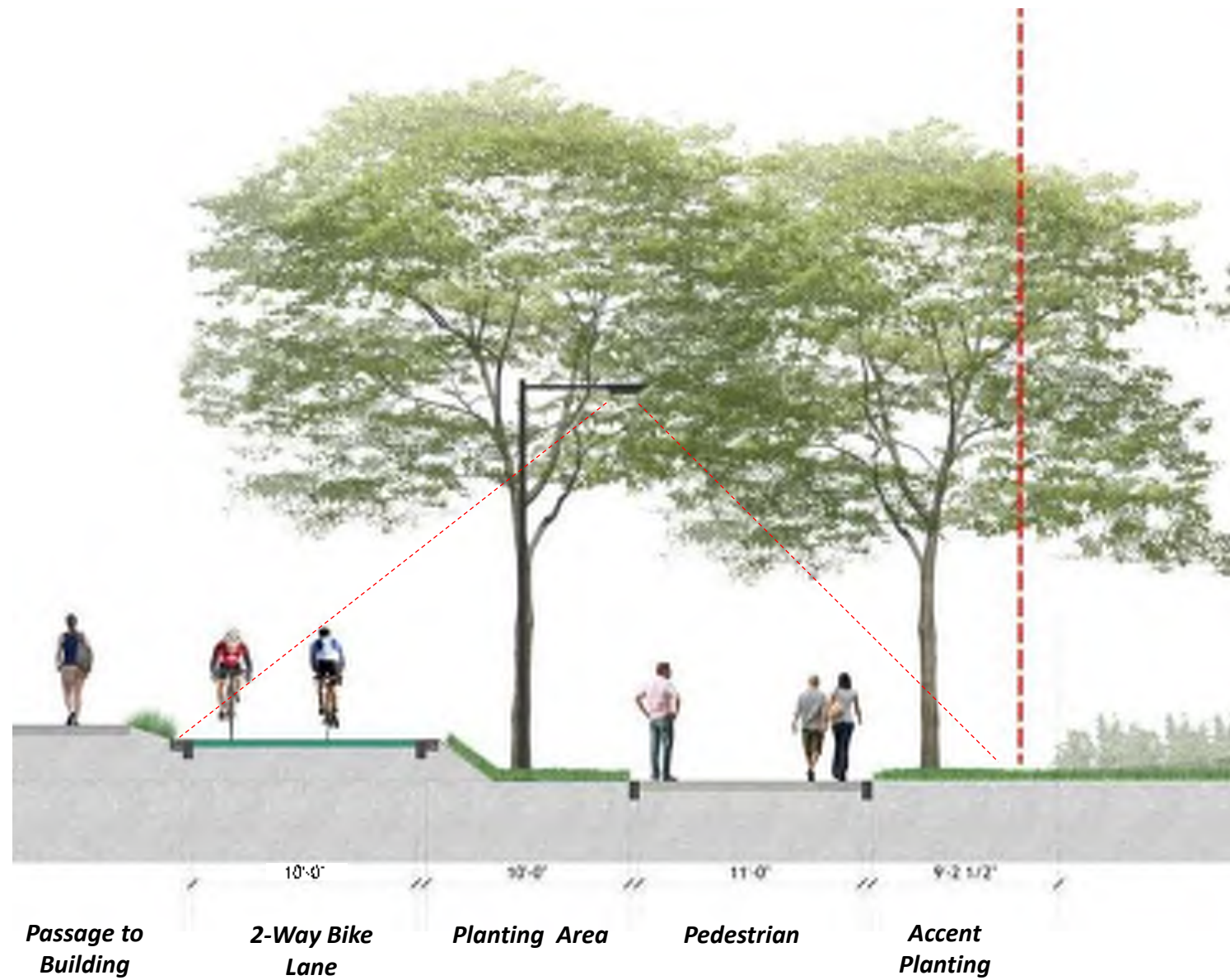
# GROUND FLOOR ACTIVE USE / PEDESTRIAN CIRCULATION



# PEDESTRIAN CIRCULATION 6<sup>TH</sup> STREET CONNECTOR EXISTING



# PEDESTRIAN CIRCULATION 6<sup>TH</sup> STREET CONNECTOR OPTIONS

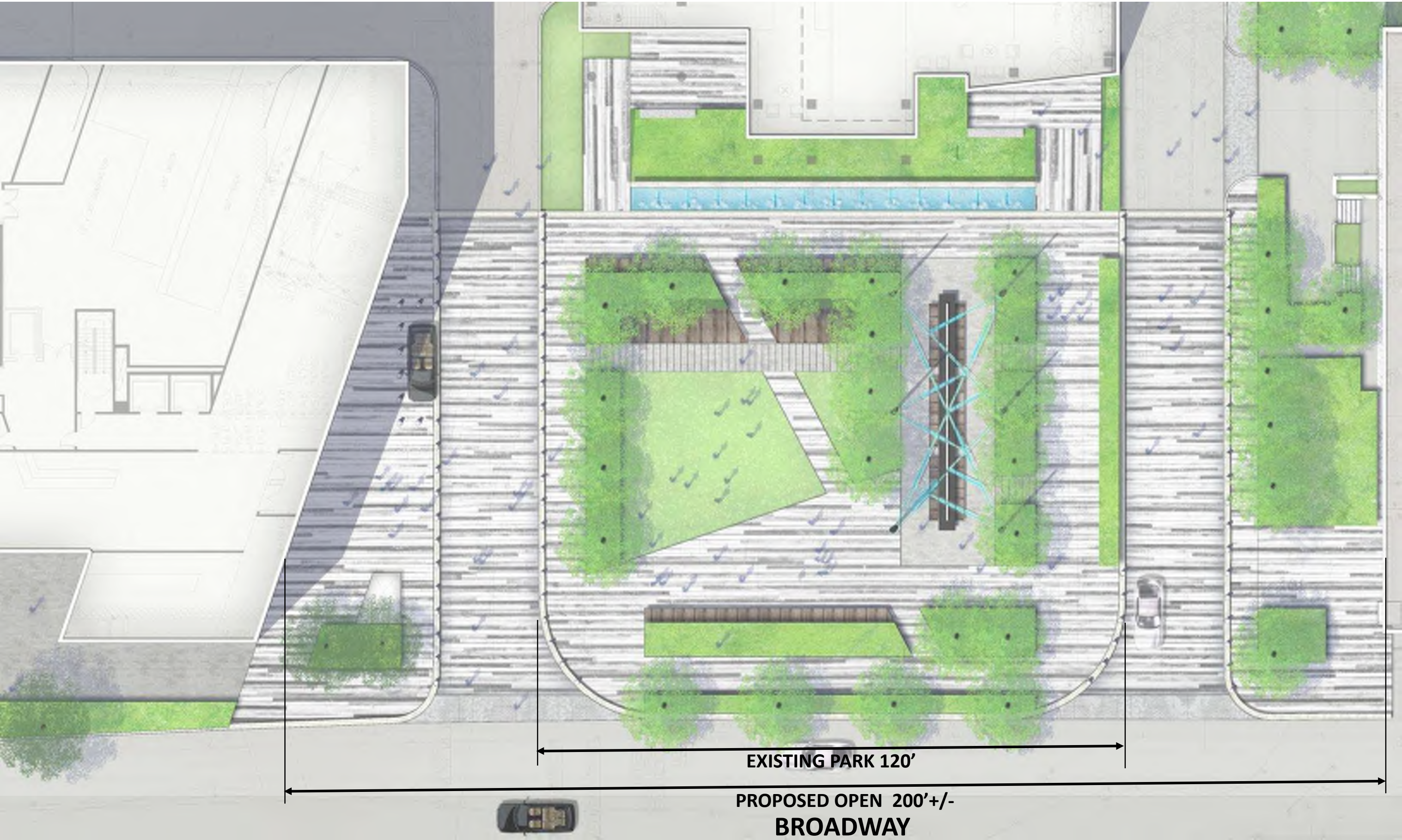


# BROADWAY PARK EXISTING CONDITIONS





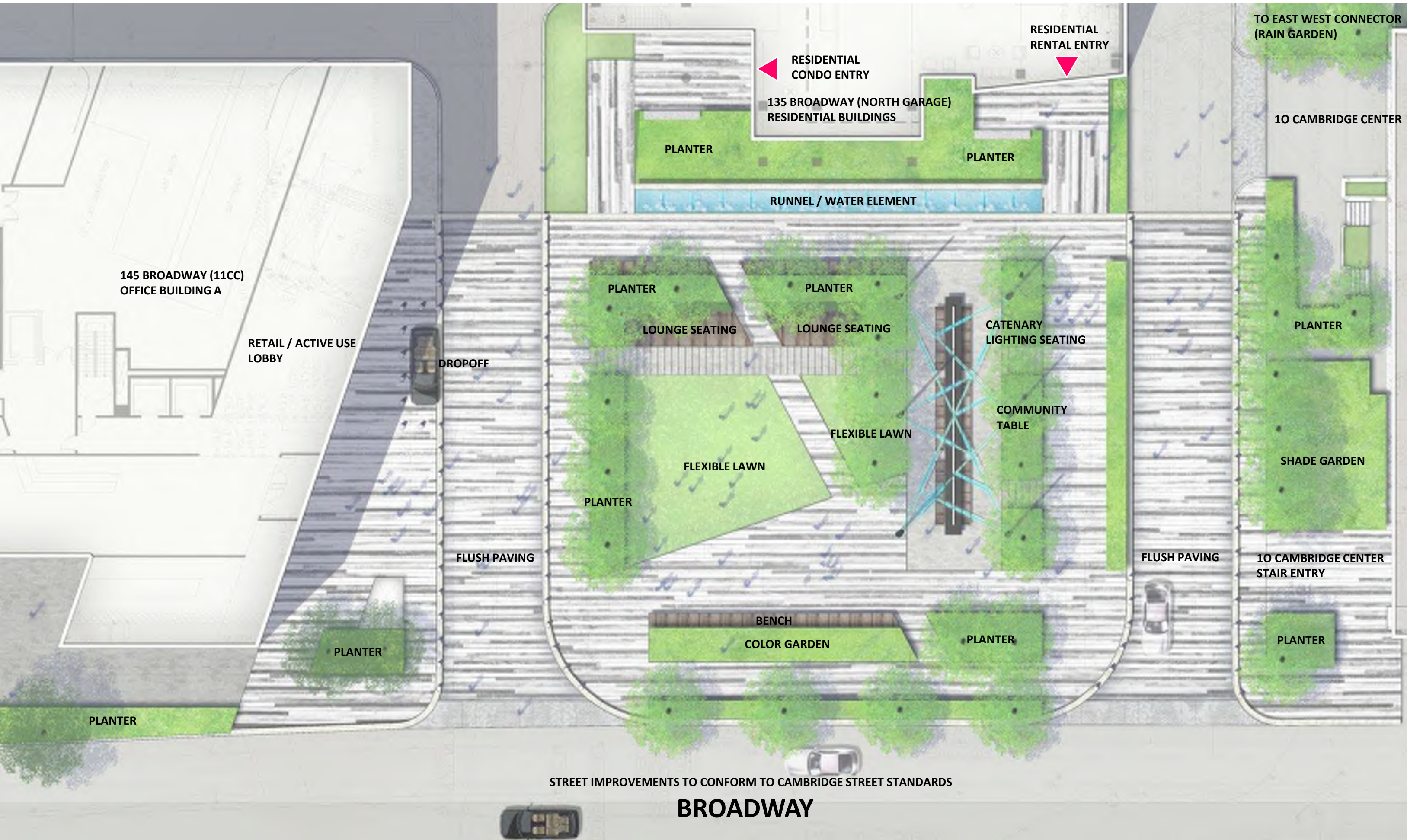
# BROADWAY PARK CONCEPT OPTION



EXISTING PARK 120'

PROPOSED OPEN 200'+/-  
BROADWAY

# BROADWAY PARK CONCEPT OPTION



STREET IMPROVEMENTS TO CONFORM TO CAMBRIDGE STREET STANDARDS

**BROADWAY**

# BROADWAY PARK COMMUNITY TABLE



# BROADWAY PARK LOUNGE SEATING



# BINNEY PARK CONCEPT OPTION



# BINNEY PARK SCULPTURAL NETTING (CHILDREN PLAY / ADULT LOUNGE SEATING)

